

HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
April 8, 2009

The Highland Redevelopment Commission (“Commission”, “RC”) met in Study Session on Wednesday, April 8, 2009 in the Council Chambers of the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order by Vice-President Dominic Noce at 6:37 PM. The minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Present on silent roll call included Commissioners: Tom Crowel, Greg Kuzmar, and Dominic Noce. Also in attendance were Town Councilman Bernie Zemen, Attorney Carol Green-Fraley and Highland School Board Member Lawrence Vassar. Commissioner Rich was absent without notice. President Gawlikowski entered after roll call.

General Substance of the Study Session

The Commission discussed the **agenda** for the public meeting. There were no comments on the Claims. The Commission discussed the minutes of the March 11, 2009 and the March 25, 2009 meetings. Mr. Vassar suggested that the document presented by President Gawlikowski at the March 11, 2009 meeting be added to the minutes.

Commissioners and the Director discussed the appraisal process for the Bult Oil property. Ms. Petro stated that the Commission is required to have two appraisals on property it wishes to buy or sell. She has received three quotes for appraisals which will review the property as a light industrial area, as well as, a general business area. The Commission reviewed the three quotes.

The Commission discussed the re-election of officers. According to the Redevelopment Commission Attorney, the election of officers should be redone because smaller public bodies do not usually conduct self nominations. The Commission will move forward with re-elections.

The Redevelopment Commission reviewed two possible dates for rescheduling the next regularly scheduled Commission meeting, May 20, 2009 and May 27, 2009.

ADJOURNMENT: The Study Session was adjourned at 7:00 PM for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
April 8, 2009**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on April 8, 2009 in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. Redevelopment Commission President Adam Gawlikowski called the meeting to order at 7:01 PM.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Adam Gawlikowski, Tom Crowel, Greg Kuzmar, and Dominic Noce. Also in attendance were Town Councilman Bernie Zemen, Attorney Carol Green-Fraley, and Highland School Board Member Lawrence Vassar. Commissioner Rich was absent with notice. Taking minutes for the meeting was Redevelopment Director Cecile Petro.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Noce made a motion to accept the minutes of Public Meeting and Study Session of March 11, 2009 and the Study Session of March 25, 2009 as posted with the addition of the President’s document presented at the March 11, 2009 meeting. Commissioner Kuzmar seconded the motion. **Motion carried 4 ayes and 0 nays.**

SPECIAL ORDERS:

Commissioner Kuzmar made a motion to nominate Commissioner Adam Gawlikowski as President of the Redevelopment Commission. No other nominations were received. Commissioner Noce seconded the motion. **Motion carried 4 ayes and 0 nays.**

Commissioner Crowel made a motion to nominate Commissioner Dominic Noce for Vice-President. No other nominations were received. Commissioner Kuzmar seconded the motion. **Motion carried 4 ayes and 0 nays.**

Commissioner Noce made a motion to nominate Commissioner Kuzmar as Secretary. No other nominations were received. Commissioner Crowel seconded the motion. **Motion passed 4 ayes and 0 nays.**

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS:

Commissioner Crowel made a motion to reschedule the May 8, 2009 meeting to either May 20, 2009 or May 27, 2009 subject to Redevelopment Commissioners' schedules. Commissioner Noce seconded the motion. **Motion carried 4 ayes and 0 nays.**

Commissioner Luanne Jurczak entered the meeting.

Commissioner Noce made a motion to accept the Bult Oil appraisal proposals from Cyrus Realtors, Inc. and Bochnowski Appraisal Company. Commissioner Crowel seconded the motion. During discussion, Attorney Green Fraley pointed out that Mr. Vale has additional appraisal certifications, and therefore, his fee is higher. **Motion carried 4 ayes and 0 nays.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Crowel made a motion to pay account payable vouchers as prepared. Commissioner Kuzmar seconded the motion. During discussion, Commissioners discussed the amounts in the Redevelopment Capital and Redevelopment Bond and Interest funds. **Motion carried 4 ayes and 0 nays.**

BUSINESS FROM THE COMMISSIONERS: None

PUBLIC COMMENTS: None

NEXT MEETING:

The Redevelopment Commission will meet in a Public Meeting on May 20, 2009 or May 27, 2009 with a Study Session before and following the Public Meeting. The next full Study Session will be April 29, 2009 at 6:30 PM.

ADJOURNMENT:

Commissioner Noce made a motion to adjourn. Commissioner Crowel seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:25 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
April 8, 2009**

The Highland Redevelopment Commission (“Commission”, “RC”) reconvened at 7:36 PM in the Downstairs Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

ROLL CALL: Present on silent roll call included Commissioners: Dominic Noce, Greg Kuzmar, Tom Crowel, and Adam Gawlikowski. Also in attendance was Redevelopment Director Cecile Petro. Commissioner Rich was absent with notice.

General Substance of the Study Session

The Director informed the Commissioners about possible LED decorative and cobra style **lighting along Kennedy Avenue**. She stated that the Redevelopment Commission will receive a proposal from First Group Engineering soon and the Commission will discuss the various options at that time.

Commissioners discussed the progress on the **Commercial Realtor Luncheon**. Nineteen Commercial Realtors are currently registered. Commissioners discussed the content of the luncheon program.

The Commission discussed the **Design Standards**. Once changes are approved by the Plan Commission attorney, a letter will be sent to the Plan Commission outlining the changes in the document since they received the final draft. Also, the Director will request changes to the Wight Company website that features the Design Standards and she will send an electronic mail letter to the Planning Commission explaining how they can access the complete document.

Adjournment: The Study Session was adjourned by voice vote at 8:28 PM.

